

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**PREPARED BY:** Christopher M. Gratz, Planner II

**SUBJECT:** Site Plan, SP 4-3-04 Montessori Institute of Broward/B&G Design Studios Inc., 12425 Orange Drive/Generally located approximately 400' west of the northwest corner of Flamingo Road and Orange Drive

**AFFECTED DISTRICT:** District 4

**TITLE OF AGENDA ITEM:**

SP 4-3-04 Montessori Institute of Broward, 12425 Orange Drive (B-3)

**REPORT IN BRIEF:** The applicant requests approval of the site plan for the Montessori Institute of Broward, located within the development known as "Flamingo Commons", approximately 400' west of the northwest corner of Flamingo Road and Orange Drive. The proposal is for a 14,917 square foot private school, to be constructed in three (3) phases. The school anticipates a maximum capacity of 252 students for all phases, with class sizes of 25 students for pre-kindergarten and 14 students for elementary and middle school. Phase 1 will be able support 100 students, Phase II an additional 82 students, and Phase III will able to support another 70 students, for a total of 252.

The campus consists of a covered entry that has a bell tower with working bell, three (3) classroom buildings, all connected internally with sidewalks and covered walkways, and a courtyard/play field. The structures are single story, and are designed in the northern classic colonial architectural style with stucco brick finish and color scheme that matches the Flamingo Commons development. Access is provided by two (2) openings on to the existing private access road, with a stabilized surface from Orange Drive to the school courtyard/play field for Fire Rescue accessibility. The internal site circulation and pick-up/drop-off schedules have been designed in consultation with Broward County Traffic Engineering Division. There are 60 parking spaces being provided, with 56 being required.

A temporary construction trailer, with a row of Areca Palms at the base is proposed to be along Orange Drive. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one (1) year.

This school is compatible with both existing and allowable uses on the adjacent properties. To the north is an executive office center and self-storage facility, to the south is Orange Drive, to the west is a vacant commercial parcel proposed to have an office building, and to the east is a vacant commercial parcel proposed to have a bank and retail plaza.

The proposed site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the September 7, 2004, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve based on the planning report and that the following items be added: 1) on sheet A-1.1, that signage is not a part of this approval and there is a separate signage approval that the applicant has to go through at the staff level; 2) on sheet 3 of 9, eliminate reference to "Retention C"; 3) change "Retention A" on sheet A-1.1 to match sheet 3 of 9; 4) on sheet 4 of 9, add a stop sign at the east side of the drop-off lane; 5) on sheet 4 of 9, add a curved island at the east entrance drive, reshape the south side for traffic flow and add Indian Hawthorne and three Fox Tail Palms in that island along with irrigation; 6) the a/c units on the end of the administration building is to be moved between the two sets of windows and put landscaping around the a/c units; 7) on the architectural plans, correct the plans to match the new elevations which showed the correct number of windows at the media center and at the registration buildings; 8) on sheet 4 of 9, correct the a/c pads/slabs to two slabs "they are entrance slabs not a/c pads"; 9) on sheet A-2.1, add doors to the plan at classrooms 10 through 14; 10) if covered walkways or covered drop-off areas are to be added, those modifications would need to be approved by the Town and should not be added without being reviewed; 11) for landscaping, a) add mid-high plantings at both sides of the drop-off canopy; b) at the a/c areas, change the surrounding plantings from 30 inches to 48 inches; c) at both entries add mid-level accent plants; and d) note the hedge type at the perimeter of the site; and 12) on the photometric plan, adjust the lighting at the handicapped spots two parking area locations and at the west entry to try and even out the lighting levels to be close to two foot candles if possible. (Motion carried 5-0)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions must be met prior to final site plan approval.

1. Provide a fair-share cost for improvements needed to the Orange Drive corridor, pursuant to the corridor study being performed by the URS Corporation.

**Attachment(s):** Staff Report, Site Plan

**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*



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**Applicant Information**

<u><b>Owner:</b></u>	<u><b>Agent:</b></u>
<b>Name:</b> Montessori Institute of Broward Daniel Covarrubias, President	<b>Name:</b> B.G. Design Studios, Inc. Carlos V. Gonzalez, AIA
<b>Address:</b> 827 Verona Lane	<b>Address:</b> 3201 Griffin Road, Suite 202
<b>City:</b> Weston, FL 33326	<b>City:</b> Dania Beach, FL 33312
<b>Phone:</b> (954) 659-8809	<b>Phone:</b> (954) 961-7675

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**Background Information**

**Application Request:** Approval of the site plan for the Montessori Institute of Broward.

**Site Plan Committee Recommendation:** Approval subject to conditions.

**Address/Location:** 12425 Orange Drive/Generally located approximately 400' west of the northwest corner of Flamingo Road and Orange Drive.

**Future Land Use Plan Map:** Commercial

**Zoning:** B-3, Planned Business Center District

**Parcel Size:** 2.282 acres (99,413 square feet)

**Existing Use:** Vacant

**Proposed Use:** Montessori School

	<u><b>Surrounding Uses:</b></u>	<u><b>Surrounding Land</b></u>
		<u><b>Use Plan Map Designations:</b></u>
<b>North:</b>	The Craxent Business Center, Stor-All	Commercial
<b>South:</b>	Orange Drive, Linear Park	Recreation/Open Space
<b>East:</b>	Vacant (SP 5-8-04 Strike Zone Plaza)	Commercial
<b>West:</b>	Vacant (SP 6-8-04 Flamingo Commons Parcel G)	Commercial

**Surrounding Zoning:**

**North:** B-3, Planned Business Center District  
**South:** B-3, Planned Business Center District  
**East:** B-3, Planned Business Center District  
**West:** B-3, Planned Business Center District

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**Zoning History**

**Zoning, Variance, and Vacation History:** This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement. The agreement entitles the owner to use Broward County parking requirements, and allows the amount of water surface in open space to be 25 percent.

The rezoning, ZB 11-2-95, changing 28 acres of the site from: A-1, Agricultural District to: B-3, Planned Business Center District was approved on November 2, 1995.

The rezoning, ZB 11-2-99, changing .93 acres adjacent to Flamingo Road, from: A-1, Agricultural District to B-3, Planned Business Center District, was approved on December 5, 2000.

The variance, V 1-1-00, reducing minimum lot size and depth of the B-3, Planned Business Center District, to rezone .93 acres adjacent to Flamingo, and to reduce the minimum building separation for two (2) locations on Flamingo Commons Parcel A, was approved on March 6, 2000.

The vacation, VA 3-1-00, vacating an easement between the ICE Plat and ICE II Plat, was approved on May 17, 2000.

**Plat History:** The plat, 12-1-95, ICE Plat, was approved by Town Council on April 2, 1996, and was subsequently recorded in Plat Book 165, Page 21, of the official records of Broward County on July 8, 1998.

The plat, 12-2-99 ICE II Plat, was approved by Town Council on June 21, 2000, and was subsequently recorded in Plat Book 170, Page 136, of the official records of Broward County on November 6, 2001.

**Traffic Concurrency Agreements:** A traffic concurrency agreement related to the ICE Plat was approved by Resolution No. R-96-397, on December 12, 1996, but was not approved by the other contracting parties.

A traffic concurrency agreement related to the ICE Plat was approved by Resolution No. R-97-436, on December 17, 1997.

An amendment to a traffic concurrency agreement related to the ICE Plat, was approved by Resolution No. 98-013, on January 7, 1998.

An agreement for the provision of a lien for the security to secure the required subdivision improvements for the ICE Plat was approved by Resolution No. 98-197, on June 30, 1998.

**Delegation Requests:** The delegation request, DG 7-1-97, was approved by Resolution No. 97-277, to revise certain openings and associated turn lane configurations, on August 20, 1997.

The delegation request, DG 7-2-99, to authorize a revision to the restrictive note from: "This plat is restricted to 300,000 square feet of commercial use"; to: 210,000 square feet of commercial use", was approved on September 1, 1999. This request was not approved by Broward County.

The delegation request, DG 11-1-99, for an 80' opening on Flamingo Road (to support right turn in and right turn out) centered 110' south of the east 1/4 section line of Section 26-50-40 was approved on December 1, 1999 (Resolution No. 99-359). The ICE Plat was originally approved with a 60' access opening (to support right turn in and right turn out) centered 110' south of the east 1/4 section line of Section 26-50-40, but upon recording the plat the opening was deleted by the applicant.

The delegation request, DG 9-3-01, to authorize a revision to the restrictive note from: "This plat is restricted to 300,000 square feet of commercial use"; to: "110,000 square feet of commercial use on Parcel A-1, 100,000 square feet of commercial use on Parcel A-2, and 90,000 square feet of commercial use on Parcel A-3", was approved on December 4, 2001. This request was not approved by Broward County.

The delegation request, DG 8-1-02, to authorize a revision to the restrictive note from: "This plat is restricted to 300,000 square feet of commercial use"; to: "This plat is restricted to 110,000 square feet of commercial use on Parcel A-1, 100,000 square feet of mini-warehouse use on Parcel A-2; and 90,000 square feet of commercial use on Parcel A-3", was approved on August 21, 2002.

**Site Plan History:** The site plan, SP 12-9-99 Flamingo Commons, for a 28 acre joint venture master plan, designed for office/retail use, was approved on March 15, 2000.

The site plan, SP 6-2-00 Flamingo Petroleum, for 7,050 square feet of gas station, carwash, and retail on Flamingo Commons Parcel B, was approved on February 21, 2001.

The site plan, SP 6-5-01 Shoppes at Flamingo Commons, for a 23,245 square foot retail plaza on Parcel C, was approved on October 3, 2001. No construction permit was secured and the site plan expired.

The site plan, SP 10-2-01 Stor-All, for a 91,061 square foot mini-warehouse on Flamingo Commons Parcel D, was approved on March 19, 2002.

The site plan, SP 7-2-02 Blockbuster Plaza, for an 11,498 square foot retail plaza on Flamingo Commons Parcel A, was approved on November 20, 2002.

The site plan modification, SP 9-3-03 Blockbuster Plaza, to change the landscape planter area and retail bay configuration, was approved on September 25, 2003.

The site plan, SP 5-8-04 Strike Zone Plaza, for a bank and retail plaza on Flamingo Commons Parcel C, is currently under review.

The site plan, SP 6-8-04 Flamingo Commons Parcel G, for an office building, is currently under review.

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## Applicable Codes and Ordinances

§12-24 (J) (6) of the Land Development Code, Planned Business Center (B-3) District. The B-3 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to meet the shopping and service needs of large sections of the town or metropolitan areas. Such business generally requires considerable ground area, do not cater directly to pedestrians, and need a conspicuous and accessible location convenient for motorists.

§12-83 of the Land Development Code, Conventional Nonresidential Development Standards, B-3, Planned Business Center District requires the following minimums: lot area of 43,560 square feet, 150' frontage, 200' depth, 25' setbacks on all sides except 50' on sides abutting residentially zoned, occupied, or Land Use Plan designated properties, 30% open space, and the following maximums: height 35', 40% building coverage.

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## Comprehensive Plan Considerations

**Planning Area:** The subject property falls within Planning Area 2.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 113.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval of the site plan for the Montessori Institute of Broward, located within the development known as "Flamingo Commons", approximately 400' west of the northwest corner of Flamingo Road and Orange Drive. The proposal is for a 14,917 square foot private school, to be constructed in three (3)

phases. The school anticipates a maximum capacity of 252 students for all phases, with class sizes of 25 students for pre-kindergarten and 14 students for elementary and middle school. Phase 1 will be able support 100 students, Phase II an additional 82 students, and Phase III will be able to support another 70 students, for a total of 252.

2. *Buildings:* The campus consists of a covered entry that has a bell tower with working bell, three (3) classroom buildings, all connected internally with sidewalks and covered walkways, and a courtyard/play field. The structures are single story, and are designed in the northern classic colonial architectural style with stucco brick finish and color scheme that matches the Flamingo Commons development.
3. *Access and Parking:* Access is provided by two (2) openings on to the existing private access road, with a stabilized surface from Orange Drive to the school courtyard/play field for Fire Rescue accessibility. The internal site circulation and pick-up/drop-off schedules have been designed in consultation with Broward County Traffic Engineering Division. There are 60 parking spaces being provided, with 56 being required.
4. *Lighting:* A lighting plan that meets Code requirements has been provided.
5. *Landscaping:* The site plan shows 1.07 acres (46,608 square feet) or 46.88 percent of open space (30 percent required). The entrances to the parcel have Foxtail Palms with beds of Dwarf Indian Hawthorne. Alexander Palms are used in front of the Phase I building, with Green Island Ficus Microcarpa around the planters. The perimeter landscape buffer adjacent to the access drive is planted with Live Oak and continuous Yew Podocarpus hedge; this hedge is also used around all air conditioning units. The perimeters of the retention areas are shown to have Bald Cypress and Fakahatchee Grass. The courtyard/playground is shown to have Calophyllum and Brazilian Beauty Leaf, with Cocoplum hedges at the edges of the covered walkways.
6. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from the District is required in order to implement the proposed drainage improvements.
7. *Temporary Uses:* A temporary construction trailer, with a row of Areca Palms at the base is proposed to be along Orange Drive. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one (1) year.
8. *Compatibility:* This school is compatible with both existing and allowable uses on the adjacent properties. To the north is an executive office center and self-storage facility, to the south is Orange Drive, to the west is a vacant commercial parcel proposed to have an office building, and to the east is a vacant commercial parcel proposed to have a bank and retail plaza.

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## Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

**Planning and Zoning:** Provide sheet showing temporary uses, and provide student information. *(These have been provided.)*

**Engineering:** Delineate sight triangles, provide minimum 25' turning radii, submit traffic analysis, have the site plan reviewed by Broward County Traffic Engineering Division, and provide additional improvements to the Orange Drive corridor, west of Flamingo Road. *(All items have been provided. A study of the Orange Drive corridor, west of Flamingo Road, and review of Flamingo Commons' on-site circulation functionality and safety, pursuant to the cost recovery program, is being conducted by URS Corporation. The study and recommendations will be completed prior to the consideration of this request by Town Council.)*

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### **Staff Analysis**

The proposed site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

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### **Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The development, as proposed, is compatible with the surrounding properties.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions must be met prior to final site plan approval.

1. Provide a fair-share cost for improvements needed to the Orange Drive corridor, pursuant to the corridor study being performed by the URS Corporation.

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### **Site Plan Committee Recommendation**

At the September 7, 2004, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve based on the planning report and that the following items be added: 1) on sheet A-1.1, that signage is not a part of this approval and there is a separate signage approval that the applicant has to go through at the staff level; 2) on sheet 3 of 9, eliminate reference to "Retention C"; 3) change "Retention A" on sheet A-1.1 to match sheet 3 of 9; 4) on sheet 4 of 9, add a stop sign at the east side of the drop-off lane; 5) on sheet 4 of 9,

add a curved island at the east entrance drive, reshape the south side for traffic flow and add Indian Hawthorne and three Fox Tail Palms in that island along with irrigation; 6) the a/c units on the end of the administration building is to be moved between the two sets of windows and put landscaping around the a/c units; 7) on the architectural plans, correct the plans to match the new elevations which showed the correct number of windows at the media center and at the registration buildings; 8) on sheet 4 of 9, correct the a/c pads/slabs to two slabs "they are entrance slabs not a/c pads"; 9) on sheet A-2.1, add doors to the plan at classrooms 10 through 14; 10) if covered walkways or covered drop-off areas are to be added, those modifications would need to be approved by the Town and should not be added without being reviewed; 11) for landscaping, a) add mid-high plantings at both sides of the drop-off canopy; b) at the a/c areas, change the surrounding plantings from 30 inches to 48 inches; c) at both entries add mid-level accent plants; and d) note the hedge type at the perimeter of the site; and 12) on the photometric plan, adjust the lighting at the handicapped spots two parking area locations and at the west entry to try and even out the lighting levels to be close to two foot candles if possible. (Motion carried 5-0)

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## **Town Council Action**

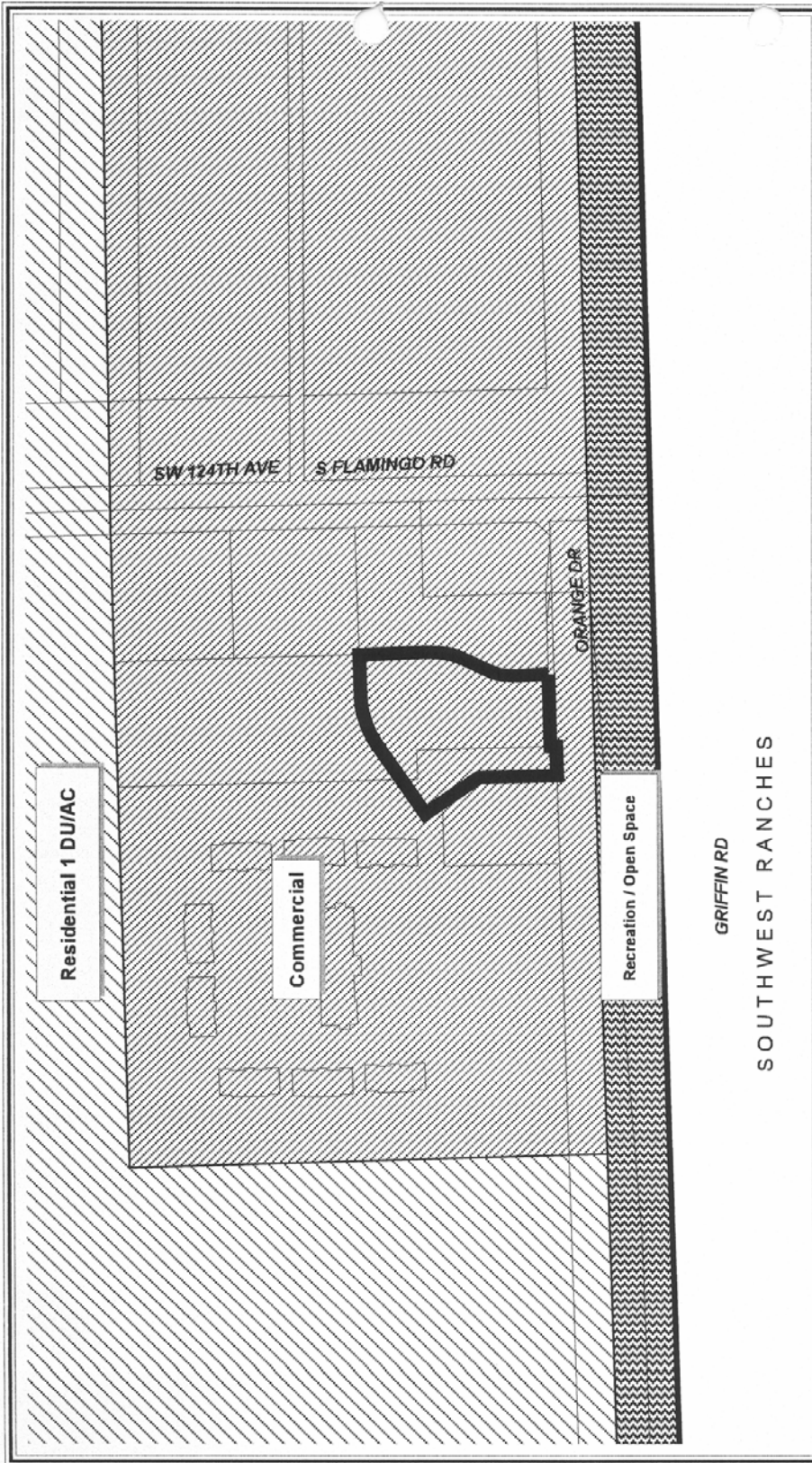
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### **Exhibits**

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Site Plan

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



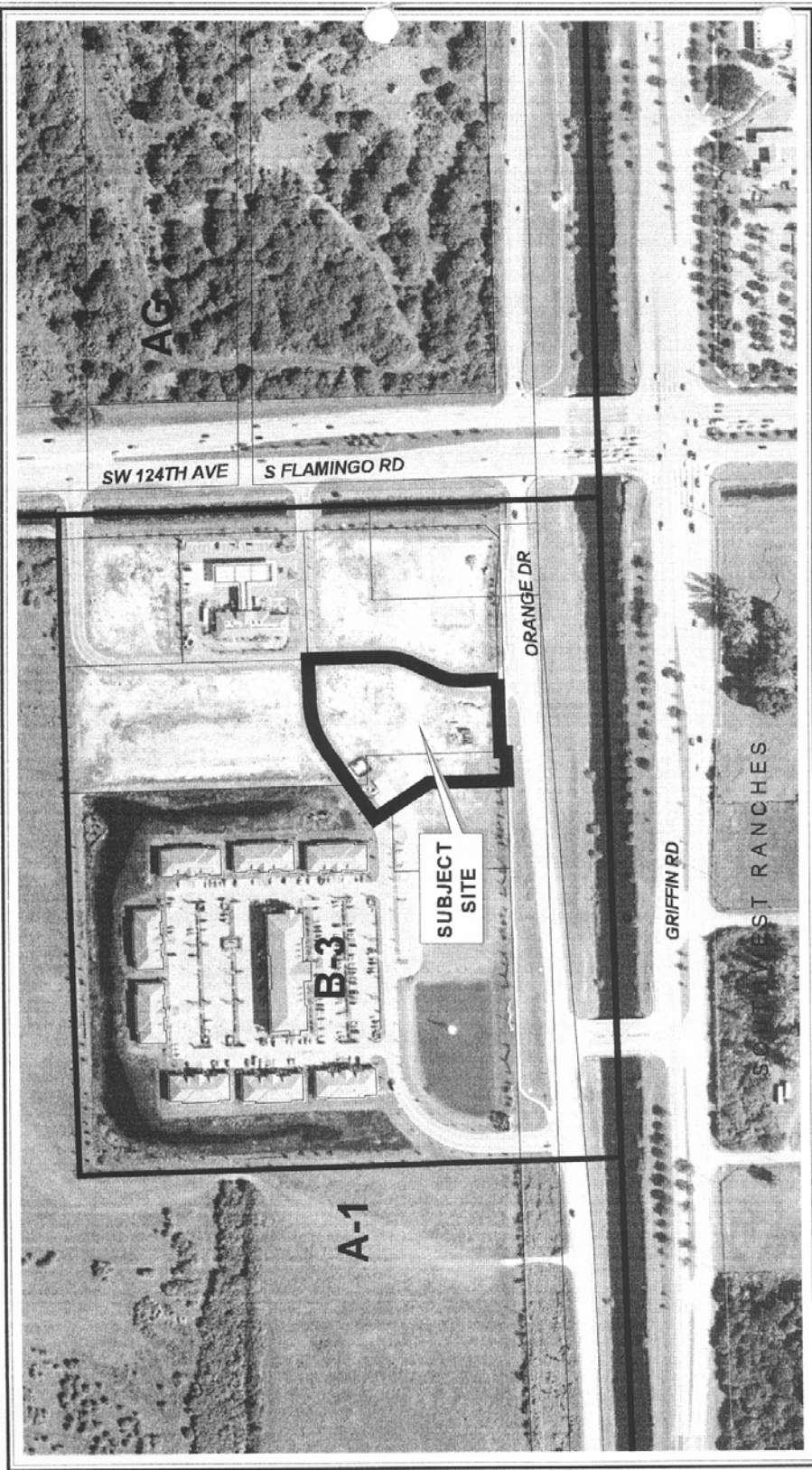
# **SITE PLAN** **SP 4-3-04** **Future Land Use Map**

Prepared By: ID  
 Date Prepared: 5/11/04



300 0 300 600 Feet

Prepared by the Town of Davie GIS Division



Date Flown:  
12/31/02



Prepared by the Town of Davie GIS Division



# **SITE PLAN** **SP 4-3-04** **Zoning and Aerial Map**

Prepared By: ID  
 Date Prepared: 5/11/04

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